| 001.A | 0001 | 0032.1 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 507,200 | / | 507,200 |
| USE VALUE: | 507,200 | / | 507,200 |
| ASSESSED: | 507,200 | / | 507,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 32 | | MAGNOLIA ST, ARLINGTON |

## OWNERSHIP

Unit #: 1

| | |
|---|---|
| Owner 1: | VANHOOSER STEVEN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 32 MAGNOLIA ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FITZGERALD JONATHAN & ROSLYN - |
| Owner 2: | - |
| Street 1: | 32 MAGNOLIA ST UNIT 1 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Aluminum Exterior and 1245 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 503,900 | 3,300 | | 507,200 |
| Total Card | 0.000 | 503,900 | 3,300 | | 507,200 |
| Total Parcel | 0.000 | 503,900 | 3,300 | | 507,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.39 | /Parcel: 407.39

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 280009 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/10/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 001.A-0001-0032.1

!15322!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 503,900 | 3300 | . | | 507,200 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 505,400 | 3300 | . | | 508,700 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 497,900 | 3300 | . | | 501,200 | 501,200 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 495,300 | 3300 | . | | 498,600 | 498,600 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 418,400 | 3300 | . | | 421,700 | 421,700 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 381,600 | 3300 | . | | 384,900 | 384,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 381,600 | 3300 | . | | 384,900 | 384,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 352,800 | 3300 | . | | 356,100 | 356,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 20:33:42 |

**LAST REV**

| Date | Time |
|---|---|
| 08/11/21 | 15:26:28 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 297 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15322

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FITZGERALD JONA | 147-36 | | 10/18/2017 | | 601,000 | No | No | | |
| FREEMAN RHONA, | 111-51 | | 3/5/2010 | | 353,500 | No | No | | |
| SEGOOL EDWARD/A | 95-134 | | 8/30/2006 | | 373,750 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/10/2018 | Measured | DGM | D Mann |
| 2/7/2018 | SQ Returned | EMK | Ellen K |
| 3/9/2007 | External Ins | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7830 | | | | | | | | | | | | | G8 | 1. | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CND | Total: | Spl Credit | Total: |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1914 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 45.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 305.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.04979002 |
| Adj $ / SQ: | 432.251 |
| Other Features: | 68750 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.01999998 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 619041 |
| Depreciation: | 115142 |
| Depreciated Total: | 503899 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| 89 | 001.A-0001-0032.1 | | 8/27/1998 | 320,000 |
| 89 | 001.A-0001-0032.1 | | 12/22/1998 | 320,000 |
| 88 | 001.A-0001-0032.1 | | 2/27/1998 | 278,000 |
| 86 | 001.A-0001-0032.1 | | 10/2/1998 | 315,000 |
| 85 | 001.A-0001-0032.1 | | 5/28/1998 | 311,000 |
| 85 | 001.A-0001-0032.1 | | 10/1/1998 | 280,000 |
| WtAv$/SQ: | | AvRate: | 87 | Ind.Val 300424.5210 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 440.90 |
| Special Features: | 0 | Val/Su Net: | 404.74 |
| Final Total: | 503900 | Val/Su SzAd | 404.74 |

## SKETCH

UnSketched SubAreas:
GLA: 1245,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,245 | 432.250 | 538,153 |
| | Net Sketched Area: | 1,245 | Total: | 538,153 |
| Size Ad | 1245 | Gross Area | 1245 | FinArea 1245 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 001.A-0001-0032.1

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X10 | A | AV | 1925 | 27.50 | T | 40 | 102 | | | 3,300 | | | 3,300 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,300 | Total Special Featues: | |
| Total: | 3,300 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc